



Commission Members

Joseph Charpentier, *Chair*
Devin Canton, *Vice Chair*
Amanda Amory
Timothy Magliaro
Lindsay Nystrom
Andrew Truman

Contacting the Commission

Division of Planning & Regulatory Services
serves as the Commission's staff.

Address: City Hall, 455 Main St, Room 404,
Worcester, MA 01608

Hours: M-F 8:30 a.m.-5:00 p.m.

Phone: 508-799-1400 ext. 31441

Email: planning@worcesterma.gov

Website: worcesterma.gov/planning-regulatory

The Conservation Commission is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of two business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अग्य आवासह अ-म अनरोधपचात उ पल 5 थ हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyerasese ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước.

Division Staff

Michelle M. Smith, ACDO
Eric Flint, Conservation Planner
Michelle Johnstone, Sr. Preservation Planner
Rose Russell, Senior Planner
Andreana Brenner, Planning Analyst
Olivia Holden, Planning Analyst

Upcoming Meetings

November 13, 2023
December 4, 2023
December 18, 2023
January 8, 2024
January 29, 2024
February 26, 2024

City of Worcester Conservation Commission Meeting Agenda Monday, October 23, 2023 at 5:30PM

Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

This Worcester Conservation Commission meeting will be held in-person at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- **Use the following link** to join the meeting via computer
<https://cityofworchester.webex.com/meet/conservationcommissionwebex>
- **Call 1-844-621-3956** (Access Code: **2631 737 2697**) for the Conservation Commission.

Note: If technological problems interrupt the virtual meeting, the meeting will continue.

Application materials may be viewed on the City Website at <http://www.worcesterma.gov/planning-regulatory/boards/conservation-commission>.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 2 business days or more in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: planning@worcesterma.gov or (508) 799-1400 x 31440.

CALL TO ORDER: 5:30PM

REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS

PUBLIC HEARINGS

NEW BUSINESS – REQUESTS FOR DETERMINATION OF APPLICABILITY

1. 4 Brandt Lane (MBL 38-026-0003A)

File #: CC-2023-062

Applicant: Brandt Lane Development, LLC

Project: To determine whether the removal of buildings, trailers, scrap metal, and other miscellaneous solid waste, the drilling of exploratory borings and digging of test pits, removal of trees, and other related site work is subject to the Commission's jurisdiction, and to request a waiver from performance standard 4.2.4.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – REQUESTS FOR DETERMINATION OF APPLICABILITY

2. 34 Sears Island Drive (MBL 13-033-00016)

File #: CC-2023-069
Applicant: Brooks Carter
Project: To determine whether the removal of two hazardous trees, planting of replacement plants, and related site work is subject to the Commission's jurisdiction, and to request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

OLD BUSINESS – NOTICES OF INTENT

3. 121 Russell Street (aka Elm Park) (MBL 02-INX-00001)

File #: CC-2023-045 & DEP#349-1375
Applicant: City of Worcester Department of Public Works & Parks
Project: To conduct ongoing vegetative management along the southern mere of Elm Park Pond, including management of invasive species, planting of native shrubs, and related site work, and to request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

4. 255 Lake Avenue (MBL 17-029-010-1 & 17-030-0002A)

File #: CC-2023-044 & DEP#349-1368
Applicant: Amjad Bahnassi
Project: For after-the-fact removal of vegetation, and, to plant restoration plantings, manage invasive species, and create an access path, and to request a waiver from performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

5. 265 Lake Avenue (MBL 17-030-00002)

File #: CC-2023-055 & DEP#349-1373
Applicant: Cherele Gentile
Project: To plant restoration plantings to mitigate unpermitted vegetation removal, install a staircase, and perform related site work, and to request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

6. 133 Granite Street (MBL 44-019-00001)

File #: CC-2023-053 & DEP#349-1374
Applicant: Balgove Limited Partnership
Project: To remove existing site improvements and construct four multi-family residential buildings, parking lots, walkways, stormwater infrastructure, landscaping, and related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

OLD BUSINESS – REQUEST FOR AMENDED ORDER OF CONDITIONS

7. 378 Plantation Street (MBL 46-001-00008)

File #: CC-2023-059 (CC-2022-079 & DEP#349-1339)
Applicant: UMass Memorial Health Care, Inc.
Project: To construct an addition, parking, sidewalks, footbridges, a healing garden, stormwater management, grading, and other related site work, and to request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

8. 487 Park Avenue (MBL 08-006-0004A)

File #: CC-2023-058
Applicant: Gjinko Realty, LLC
Project: To demolish existing site improvements and construct a mixed-use building, parking lot, drainage, fencing, landscaping, and related site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

9. 34 Sherburne Avenue (aka Indian Lake Beach) (MBL 13-006-00001)

File #: CC-2023-060 & DEP#349-13XX
Applicant: City of Worcester Department of Public Works & Parks
Project: To construct a new playground area, restroom facilities, parking area, accessibility ramps, stormwater management infrastructure, and related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

10. 11 Cliff Street & 450 Granite Street (MBL 31-003-0006A & 31-003-01+6B)

File #: CC-2023-063 & DEP#349-13XX
Applicant: Lili, LLC
Project: To construct a commercial building, parking lot, storage area, utilities, stormwater management, landscaping, and related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

11. 53 Mason Street (MBL 06-019-00027)

File #: CC-2023-064
Applicant: Daniel Yarnie
Project: To construct a four-unit residential structure, parking lot, stormwater management, utilities, and related site work.
Jurisdiction: City of Worcester Wetlands Protection Ordinance

12. 4 & 4A Flower Hill Drive (MBL 25-051-00001 & 25-051-00008)

File #: CC-2023-065 & DEP#349-13XX
Applicant: Yixuan Wang
Project: To construct an addition, stormwater management system, and related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

13. 2 Hastings Avenue (MBL 13-018-00020)

File #: CC-2023-066 & DEP#349-13XX
Applicant: Aaron Dahrooge
Project: To construct two duplexes, parking, utilities, rain gardens, and related site work.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – REQUEST FOR AMENDED ORDER OF CONDITIONS

14. 12R New Bond Street (MBL 37-004-00001)

File #: CC-2023-067 (to amend: CC-2022-83 & DEP#349-1344)
Applicant: Saint Gobain
Project: To construct a warehouse facility, trailer office, parking, walkways, landscaping, utilities, and related site work, and to request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

NEW BUSINESS – NOTICES OF INTENT

15. 116 Northeast Cutoff (MBL 52-006-00008)

File #: CC-2023-068 & DEP#349-13XX
Applicant: 115 Northeast Cutoff Realty Trust
Project: To construct a driveway, wetland crossing, and related site work associated with the construction of two commercial buildings in the Town of Shrewsbury, and to request a waiver of performance standard 4.2.4.
Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

OTHER BUSINESS

16. Discussion of Permanent Marker Placement – Malden Woods

17. Project Change Requests

- a. 215 Lake Avenue (CC-2021-067 & DEP#349-1312)
- b. 255 Lake Avenue (CC-2020-069 & DEP#349-1292)

18. Requests for Certificates of Compliance

- a. 18 Bailin Drive (DEP#349-0233)

19. Requests for Extension of Time

- a. Hadwen Park, 19 Heard Street (CC-2019-030 & DEP#349-1248)
- b. Kiara Drive Subdivision (CC-2016-048 & DEP#349-1142)
- c. 224 Brooks Street (CC-2020-049)

20. Request for Duplicate Signature Page – 24 Rockdale Street COC (DEP#349-1103)

21. Communications

- a. Issuance of 401 WQC – Worcester Country Club; from MassDEP, 10/13/2023
- b. Annual Drawdown Notification; Lake Quinsigamond Commission; 10/9/2023

22. Enforcement Order and Violation Updates

- a. 449 Massasoit Road (CC-EO-2020-006)
- b. 99 Wildwood Avenue (CC-EO-2020-009)
- c. 166 Moreland Street (CC-EO-2020-011)
- d. 522 Grove Street (CC-EO-2020-014)
- e. 0 Myrick Avenue (CC-EO-2020-015)
- f. 75 Harrington Way (CC-EO-2021-003)
- g. 40 June Street Terrace (CC-EO-2021-004)
- h. 12 AKA 0 Balis Avenue (CC-EO-2021-005)
- i. 269 James Street (CC-EO-2021-007)
- j. 90 AKA 100 Camelot Street AKA Farber Field (CC-EO-2021-008)
- k. Providence & Worcester Railroad (0 Tobias Boland Way)
- l. 70 North Parkway AKA Burncoat Park (CC-EO-2022-002)
- m. 3 Aster Place (CC-EO-2022-005)
- n. Hospital Drive ROW (CC-EO-2022-006)
- o. 215 Lake Avenue (CC-EO-2022-007)
- p. 4 Tiffany Avenue (CC-EO-2023-001)
- q. 0 Mcavey Way & 1393 Grafton Street (CC-EO-2023-003)
- r. 255 Lake Avenue (CC-EO-2023-005)
- s. 265 Lake Avenue (CC-EO-2023-006)
- t. 133 Granite Street (CC-EO-2023-007)
- u. 0 Harrington Way (CC-EO-2023-009)

23. Approval of Minutes – 10/5/2020, 9/11/2023, 10/2/2023

24. Open Space Discussion

25. Policies and Procedures

ADJOURNMENT